

**OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL  
AND  
ADDISON PLANNING AND ZONING COMMISSION**

**Special Joint Meeting of the Addison City Council  
And Planning and Zoning Commission**

December 11, 2003  
6:30 p.m. – Addison Service Center  
16801 Westgrove Drive

**I. Joint Meeting of City Council and Planning and Zoning Commission**

Present: **Council:** Mayor Wheeler, Councilmembers Chow, Hirsch, Mallory, Niemann, Turner,  
**Planning and Zoning Commissioners:** Bradbury, Braun, Bernstein, Doepfner, Herrick, Jandura  
Absent: Councilmember Silver, Commissioner Benjet

**Item #1** – Presentation and information session on Hardi-plank siding.

No action taken.

**Item #2** – **JOINT PUBLIC HEARING** of the City Council and Planning and Zoning Commission on Case 1437-Z/CityHomes – Requesting approval of amendments to the concept plan for the residential sub-district and approval of final development plans, with waivers, and conditions, for a 183-unit town home/condominium development zoned UC (Urban Center) District, and located on approximately 9.732 acres north of Morris Avenue, east of Quorum Drive, south of Airport Parkway and west of the proposed Spectrum Drive (and within that area generally known as Addison Circle) on application from City Homes.

Chairman Bradbury opened the meeting as a public hearing for the Planning and Zoning Commission. Mayor Wheeler opened the meeting as a public hearing for the City Council.

There were no questions or comments.

Chairman Bradbury closed the meeting as a public hearing for the Planning and Zoning Commission. Mayor Wheeler closed the meeting as a public hearing for the City Council.

**Item #3** – Consideration of approval of amendments to the concept plan for the residential sub-district and approval of final development plan, with waivers, and conditions, for a 183-unit town home/condominium development zoned UC (Urban

Center) District, located on approximately 9.732 acres north of Morris Avenue, east of Quorum Drive, south of Airport Parkway and west of the proposed Spectrum Drive (and within that area generally known as Addison Circle), on application from CityHomes.

**(i) Planning and Zoning Commission Review of Concept Plan Amendments and Consideration of Recommendation to Council:**

Commissioner Herrick moved to duly recommend approval of the following:

Approval of the amendments to the concept plan as follows:

- The park site (O-6) shall be moved back to its location in the original concept plan, but surrounded by streets as shown on the CityHomes plan.

- The M-2 "Mews" street shall be re-aligned and wrapped around the park as shown on the CityHomes plan.

- The R-4, "residential" street is reconfigured to go with the R-street section at Spectrum Drive and Quorum Drive, as shown on the CityHomes plan.

Commissioner Braun seconded. Motion carried.

Voting Aye: Bernstein, Braun, Doepfner, Herrick, Jandura

Voting Nay: None

Absent: Benjet.

**(ii) Council Consideration of Concept Plan Amendments:**

Councilmember Mallory moved to approve the following:

Approval of the amendments to the concept plan as follows:

- The park site (O-6) shall be moved back to its location in the original concept plan, but surrounded by streets as shown on the CityHomes plan.

- The M-2 "Mews" street shall be re-aligned and wrapped around the park as shown on the CityHomes plan.

- The R-4, "residential" street is reconfigured to go with the R-street section at Spectrum Drive and Quorum Drive, as shown on the CityHomes plan.

Councilmember Chow seconded. Motion carried.

Voting Aye: Chow, Hirsch, Mallory, Niemann, Turner, Wheeler,

Voting Nay: None

Absent: Silver

**(iii) Planning and Zoning Commission Review and Consideration of Final Development Plan:**

Commissioner Jandura moved to duly approve the final development plan, with waivers and conditions, for a 183-unit town home/condominium development zoned UC (Urban Center) District, located on approximately 9.732 acres north of Morris Avenue, east of Quorum Drive, south of Airport Parkway and west of the proposed Spectrum Drive (within that area generally known as Addison Circle), as follows:

Approval of the proposed final development plan with the following waivers to design standards:

Approval of the waiver of design standards in order to allow lot widths of not less than 20 feet.

Approval of the waiver to design standards in order to allow depths of not less than 55 feet.

Approval of the waiver to design standards in order to allow lot coverage that exceeds 65% of the lot.

Approval of the waiver to design standards in order to allow up to 10% of the total lots in the development to have unit sizes that are less than 1,600 square feet, provided that no units shall be less than 1,450 square feet.

Approval of the waiver to design standards in order to allow all lots that face onto major streets (as shown on the attached plan) to be 90% brick (stone and cast stone shall count as brick) on the fronts and sides of the buildings, and not less than 10% brick on the rear of the buildings (excluding garage doors). The remaining percentages on the buildings can be stucco or hardi-plank.

Approval of the development plan subject to the following conditions:

-Trash dumpsters, electrical switchgears and transformers, and gang mail boxes shall be located out of visibility triangles for street and drive entrances and shall be screened.

- Front yard fences shall not be taller than 42 inches, and a note shall be added to the plan that states 42 inches as a maximum allowed height.

- All balcony and patio railings shall be metal picket or solid metal panels. No chain-link balcony railings shall be allowed.

- All mechanical equipments should be mounted on the roof and screened from view.

- Design of all facilities adjacent to Spectrum Drive should complement and be coordinated with proposed street improvements.
- Each 20 ft. Firelane, Utility & Access Easement should be shown on “Final Plat” as 20 ft. Firelane, Utility, Drainage & Access Easement.
- This Property is located within the 65 dnl noise contour. In accordance with the adopted Addison airport master plan, an aviation easement is required.
- Prior to any development the applicant must submit plans to the FAA for review/approval to determine compliance with Addison’s height hazard zoning.
- Prior to acquiring a building permit applicant/developer must provide verification from a certified acoustical expert that structure, outside to inside, meets sound attenuation of 25 dB
- Metering plan must comply with all current regulations of Texas Commission on Environmental Quality (TCEQ). Contact TCEQ to determine if Master Meter set up is an appropriate application for this type development. The Town’s preference would be to use the Master Meter set up as shown on plans.
- All water mains must be tied into a loop system (tapping sleeve and Valve). No dead end mains will be permitted.
- Preferred design on mews street is without 6” vertical curb and gutter, instead use standard rollover type curb with valley gutter as used in other mews streets in Addison Circle development.
- The developer shall fund design and construction of the streetscape around the park.
- Tree grates shall be used at tree wells on all Category C and D streets.

Commissioner Braun seconded. Motion carried.

Voting Aye: Bernstein, Braun, Doepfner, Herrick, Jandura

Voting Nay: None

Absent: Benjet.

#### **Item #4 – City Council Adjournment**

### **II. Continuation of Meeting of Planning and Zoning Commission**

#### **Item #5 – Planning and Zoning Commission (Remainder of P&Z docket)**

PRELIMINARY PLAT/ParkView at Addison Circle. Requesting approval of a preliminary plat for Block A, Lots 1 and 2, Block B, Lots 1-5, Block C, Lot 1, Block D, Lots 1-5, and Block E, Lots 1 and 2, located on 9.016 acres bounded by Morris

Avenue on the south, Quorum Drive on the west, A proposed street on the north, and Spectrum Drive on the east, on application from CityHomes, represented by Mr. Robert Jabavi of Brockett/Davis/Drake.

Commissioner Braun moved to recommend approval of the request for the preliminary plat for ParkView at Addison Circle, subject to the following conditions:

Each 20 ft. Firelane, Utility & Access Easement should be changed to a "20 ft. Firelane, Utility, Drainage & Access Easement" on the Preliminary Plat.

Preliminary development drainage and water/sewer plans must be converted into final civil design plans and specifications for construction. These plans must also be accompanied by comprehensive grading and paving plans.

Plat should reference Addison Circle in lieu of Addison Place.

Design of all facilities adjacent to Spectrum Drive should complement and be coordinated with proposed street improvements.

Commissioner Doepfner seconded. Motion carried.

Voting Aye: Bernstein, Braun, Doepfner, Herrick, Jandura,

Voting Nay: None

Absent: Benjet

Case 1443-SUP/Pei Wei Asian Diner. Requesting approval of an amendment to an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at 4801 Belt Line Road, on application from Albert-Addison LLC, represented by Mr. Bob Borson of Bernbaum Magadini Architects.

Chairman Bradbury opened the meeting as a public hearing. There were no questions or comments. Chairman Bradbury closed the meeting as a public hearing.

Commissioner Herrick moved to recommend approval of the request for an amendment to an existing Special Use Permit for a restaurant, and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Albert-Addison LLC, subject to the following conditions:

-the applicant shall submit a revised landscaping plan for approval by the Parks Director prior to the issuance of a building permit.

-the screening fence on the north side of the building shall be made of made of solid metal or stucco panels. The Building Official shall have final approval over the appearance of the fence.

-the restaurant shall not use the term “bar”, “tavern”, or any equivalent terms or graphic depictions that relate to alcoholic beverages, in exterior signs.

-if the electrical demand for the building increases over what is currently provided, the electrical service will have to be placed underground.

Commissioner Braun seconded. Motion carried.

Voting Aye: Bernstein, Braun, Doepfner, Herrick, Jandura

Voting Nay: None

Absent: Benjet

FINAL PLAT/Albert-Addison Addition. Requesting approval of a final plat for on lot on .906 acres, located at the northeast corner of Addison Road and Belt Line Road, on application from Albert-Addison LLC, represented by Mr. Mark Albert.

Commissioner Doepfner moved to recommend approval of a final plat for Albert-Addison Addition, on application from Albert-Addison LLC, subject to the following conditions:

Civil design plans and specification must be approved by the Town for all proposed paving, drainage, grading, water, and sewer improvements on-site and off-site.

All landscaping, irrigation, driveway, and sidewalk improvements must be designed and constructed in accordance with proposed parkway improvements on Addison Road.

Commissioner Jandura seconded. Motion carried.

Voting Aye: Bernstein, Braun, Doepfner, Herrick, Jandura,

Voting Nay: None

Absent: Benjet

Case 1444-Z/Addison Walk by Direct Development. Requesting approval of a change of zoning from “LR” (Local Retail) to “PD” (Planned Development), in order to change parking requirements, located on 7.3760 acres at 5000 Belt Line Road, on application from Direct Development, represented by Mr. Mark Henderson.

Chairman Bradbury opened the meeting as a public hearing. There were no questions or comments. Chairman Bradbury closed the meeting as a public hearing.

Commissioner Braun moved to recommend approval of the change from a “LR” (Local Retail) zoning district to “PD” (Planned Development) zoning district in order to allow for a mixed-use parking ratio, with the ratios to be:

<b>Office</b>	<b>1space per 300 square feet</b>
Retail/Service	1 space per 200 square feet
Restaurant	1 space per 180 square feet,

and subject to the following condition:

-that the staff shall review elevation drawings for the proposed 36-foot height for the building at the east end of the site, prior to the case going to the Council.

Commissioner Doepfner seconded. Motion carried.

Voting Aye: Bernstein, Braun, Doepfner, Herrick, Jandura,  
Voting Nay: None  
Absent: Benjet

Case 1445-SUP/Nothing But Noodles. Requesting approval of a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at 5000 Belt Line Road, Suite 775, on application from Nothing But Noodles, represented by Mr. Avi VanGruber.

Chairman Bradbury opened the meeting as a public hearing. There were no questions or comments. Chairman Bradbury closed the meeting as a public hearing.

Commissioner Braun recommend approval of the request for a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on premises consumption only, on application from Nothing But Noodles, represented by Mr. Avi VanGruber, subject to the following conditions:

-the floor plan and elevations shall be revised to add a second exit out of the dining area.

-the new landscaping for the site shall be installed and the irrigation system for the site inspected prior to the issuance of a Certificate of Occupancy for this restaurant.

-the applicant shall not use any terms, including the term "bar," "tavern," or graphic depictions that denote alcoholic beverages in exterior signs.

Commissioner Bernstein seconded. Motion carried.

Voting Aye: Bernstein, Braun, Doepfner, Herrick, Jandura  
Voting Nay: None  
Absent: Benjet

Case 1446-SUP/Dunn Bros. Coffee. Requesting approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at

3725 Belt Line Road, (formerly CC's Coffee), on application from Mr. Alan R. Geddie.

Chairman Bradbury opened the meeting as a public hearing. There were no questions or comments. Chairman Bradbury closed the meeting as a public hearing.

Commissioner Herrick moved to recommend approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Dunn Bros. Coffee, represented by Mr. Alan R. Geddie, subject to the following conditions:

- the applicant must meet all requirements of the Food Service Code.
- the applicant shall not use the term "bar", "tavern" or any other terms or graphic depictions that relate to alcoholic beverages in any exterior signs.

Commissioner Braun seconded. Motion carried.

Voting Aye: Bernstein, Braun, Doepfner, Herrick, Jandura,

Voting Nay: None

Absent: Benjet.

There being no further business before the Commission, the meeting was adjourned.